

BRINGING THE **FREMONT** VISION TO LIFE

Realizing Fremont's Future



The path that Fremont has traveled to become a mature city has unfolded over the years. While next January marks Fremont's 60th anniversary as a city, it was nearly 10 years ago that marked a turning point for Fremont's vision for the future. That's when city leaders and community members embarked on a comprehensive update of the City's General Plan. A General Plan is required by the state for every city and county jurisdiction and serves as the guiding document for all subsequent development decisions.

During our golden anniversary years, we took community engagement to a whole new level. Thousands of people participated during the five-year process by attending community events, topical meetings, and public hearings or by responding to surveys and providing written comments. On December 13, 2011, the Fremont City Council adopted a new General Plan.

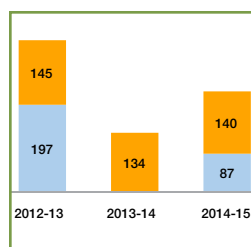
Fast forward to today. What you're seeing in Fremont is the result of planned development and growth that was designed intentionally to protect and enhance existing neighborhoods and elevate the community as a whole.

One of the major goals of the General Plan is to focus future residential growth into four Priority Development Areas and along major transit corridors. The results? **The vast majority of neighborhoods will not experience significant change, open space will remain protected, and new development can take advantage of nearby public transportation.**

The City has also prepared a Vision Book that highlights features of the General Plan. Learn more at www.Fremont.gov/GeneralPlan.



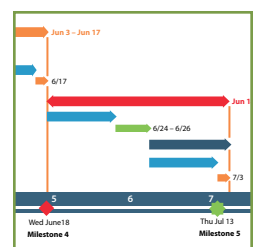
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As you travel throughout Fremont to get to work or school, go shopping, dine out, or take in one of our beautiful parks, you have probably noticed some changes happening in our city. In particular, new development is planned and, in some cases, is currently underway in several key areas.

We've created this special report to provide in depth information and, hopefully, answer your questions about why these changes are occurring now.

What you're seeing throughout our city actually reflects the community's vision as adopted in the General Plan to meet the need of our current and future population. The concentration of new development in certain strategic areas means that most existing neighborhoods won't see significant changes. It is true, however, that as the city grows, impacts will occur. Some impacts are beneficial and even support specific uses the community has repeatedly asked for, including a growing variety of restaurants, shops, and services.

One of the goals of this newsletter is to provide you with context for some of the decisions that have been made about development in the City. You may notice that many of the projects included are within Priority Development Areas or PDA's. PDA's are transit-accessible areas where the majority of new development has been planned but is by no means a comprehensive list of all development projects in Fremont.

The City is changing, maturing, and becoming a more dynamic place, and this is being recognized not only regionally, but globally as well. Fremont continues to prove itself as a hub of innovation in the areas of advanced manufacturing and clean and green technology, among many other employment sectors. The City has outstanding schools and healthcare facilities, low crime rates, an excellent fire protection infrastructure, robust human services, as well as superb park and recreation amenities.

During the update of the General Plan and in subsequent community surveys, the City heard loud and clear that Fremont residents want a downtown and more opportunities for employment. The City's major initiatives within the Downtown/City Center and Warm Springs Innovation District address these requests. Activity in both Centerville and Irvington has also been in the forefront, with several new projects on the horizon. I hope you enjoy learning about the City's progress on these major initiatives, and we look forward to continued engagement.

Fred

Fred Diaz, City Manager

Development Activity at the Local Level

As established through implementation of state and regional planning laws, and corresponding to the City's General Plan, future growth has largely been focused into what are termed "Priority Development Areas" or PDA's.

Fremont has four established PDA's: Centerville, Downtown/City Center, Irvington, and Warm Springs/South Fremont. Within each PDA is a transit development overlay that requires minimum intensities for development and limits parking to foster transit usage. Fremont's PDA's are served by rail transit and supported by bus service along major corridors such as Fremont Boulevard, Osgood Road, and Warm Springs Boulevard.

Meeting Regional and State Standards for Sustainability

State and regional laws require cities to address the impacts of greenhouse gas emissions, which are largely attributed to the internal combustion of passenger vehicles. Additionally, emission reduction targets have been set by the state and at the local level. Notable reductions are achievable largely through changes in local government policies that address land use, housing, and transportation.

State and regional governmental agencies also establish how much housing a city must accommodate to meet its fair share of the demand from a growing population. Fremont is required to demonstrate the potential accommodation for 5,455 units from 2015 to 2022. This includes affordable housing for all income levels. Ultimately, the private marketplace will, in large part, determine how many units will actually be built.

Legend

Project Status:

[A] Project "Approved"

[R] Project "Under Review"

[U] Project "Under Construction" or anticipated in 2016

Centerville

Downtown/City Center

Irvington

Warm Springs/South Fremont

BART Station

TRAIN Station

Projects



Artist Walk Mixed-use,
185 apartments, 28,641 sf
of commercial space [U]



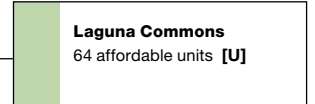
Peralta Crossing
46 townhomes [A]



Granite Ridge
76 apartments and
56 townhomes [R]



Crown Court
27 condominiums [U]



Laguna Commons
64 affordable units [U]



Osgood Residences
93 residential condominiums
[A]



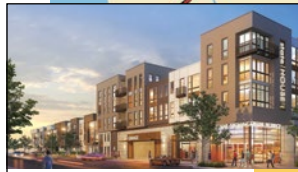
Mission Place
24 townhomes [U]



Connolly's
56 townhomes and
11 live/work units [R]



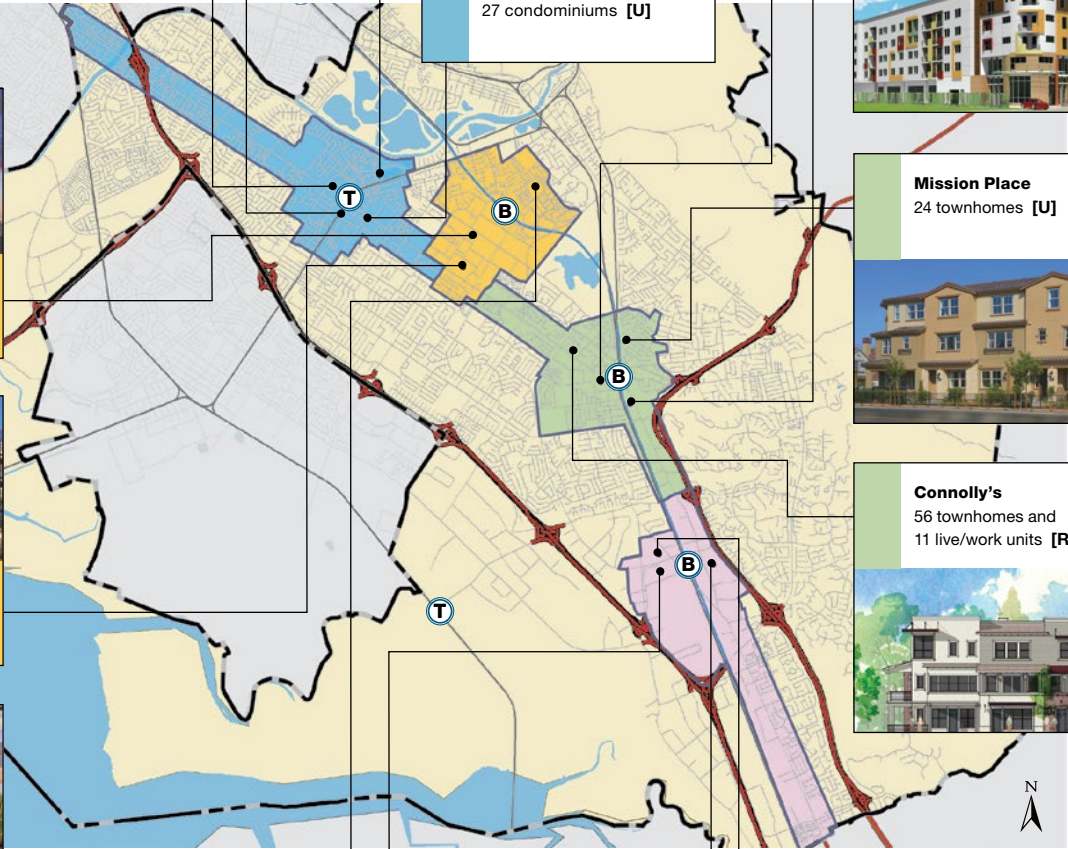
Capitol Villas Mixed use,
4 commercial/44 residential
condominiums [A]



State Street Mixed use,
157 condominiums, 21,000 sf
of commercial space [U]



Walnut Residences
Urban residential
community [R]



**Toll Brothers
Warm Springs Station**
East of BART [A]



For more information about
Warm Springs projects, visit
www.Fremont.gov/WSPlan.

Lennar's Area 4
West of BART [A]



**Valley Oak's Old Warm
Springs Boulevard South**
Northwest of BART [R]



More information

The above shows a sampling of major projects that are under review, approved, or under construction. For a full listing of projects, please visit www.Fremont.gov/DevelopmentActivity.

Modest Growth

Does Fremont seem to be growing quickly? Some people think so. The healthier economic conditions we've seen over the past several years contribute to this sentiment.

Employment is up throughout the region, but it is particularly strong in the Silicon Valley area. This means more people on the roads, in stores, and shuttling their children to extracurricular programs. The lack of local housing opportunities also exacerbates traffic, considering that more people are commuting longer distances to get to work.

The average residential development activity is about 270 units/year. This compares to the prior 10-year average of approximately 288 units/year.

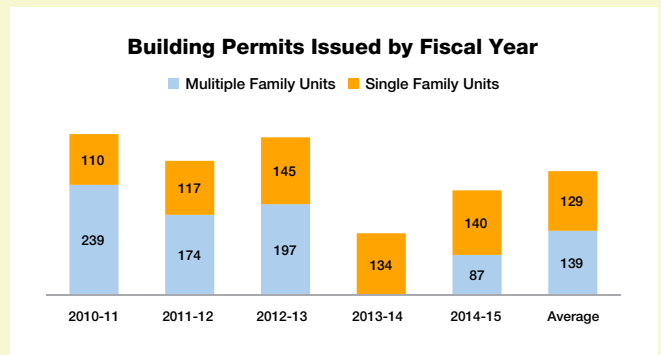


CHART 1 Source: City of Fremont Permits Issued

Chart 1 illustrates Fremont's residential development activity over the past five years. The higher than average permit issuance for 2012-13 was due to a State building code change that resulted in a surge of activity.



Peralta Senior Housing — Cottonwood



MidPen Family House — Irvington Terraces



Laguna Commons under construction

Housing & Employment Facts

There is a tremendous need for affordable housing at all income levels. Likewise, there is a need for a range of jobs to support the community. The City is doing its part to facilitate creation of both new affordable housing and jobs.

Affordable Housing Actions:

- Repositioned the City's Affordable Housing Ordinance to require market rate developers to produce or pay an in-lieu fee for affordable housing.
- Contributed supplemental general fund dollars (formerly redevelopment funds) annually to support affordable housing.
- The City obtained a \$1.7 million grant from the State for affordable housing.
- Funded a Shared Housing Pilot Project administered by HIP Shared Housing, a Bay Area nonprofit specializing in shared housing.
- Approved use of \$18+ million in developer in-lieu fees for two new affordable projects:
 - **80 units** of family housing on Stevenson Place
 - **89 units** of senior housing on Warren Avenue
- **30 for-sale units** by Habitat for Humanity in Centerville.
- Approved **64 units** by Abode/MidPen in Irvington for Veterans and Special Needs populations.
- Secured affordable units from development approvals:
 - **286 units** — Lennar in Warm Springs/South Fremont
 - **132 units** — Toll Brothers in Warm Springs/South Fremont
 - **2 units** — Alder Avenue in Centerville

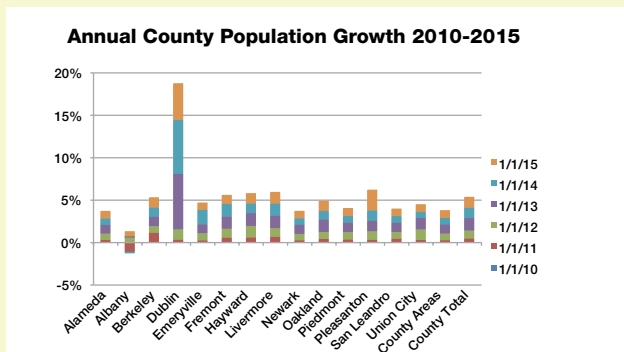


CHART 2 Source: State Department of Finance Population Estimates

Overall, population growth in the last five years has been very similar to the countywide growth, averaging around one percent per year, as shown in Chart 2.

As illustrated in Chart 3, population growth is likely due to better economic conditions supporting employment.

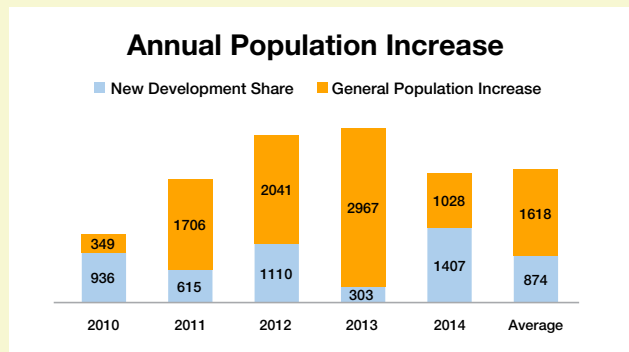


CHART 3 Sources: State Department of Finance Population Estimates, 2010 Census, City of Fremont Permits Issued

Chart 3 also shows that the population growth is only partially accommodated by new residential development. As such, the majority of the population increase is being housed within existing housing stock.

For other interesting facts and figures on Fremont, please see our Community Profile at www.Fremont.gov/CommunityProfile.



Tesla has transformed the former NUMMI factory



Delta's LEED Platinum North America Headquarters



Seagate's new state-of-the-art R&D Center

Employment:

Fremont is redefining itself. During its early years, Fremont served as a bedroom community, providing homes for people who lived and worked in San Francisco and Oakland. In the 1980s, Silicon Valley became known as a manufacturing hub, and today it's known for a much broader spectrum of innovative companies. The evolution continues with Fremont standing front and center in the advanced manufacturing arena. In the early 1980s, it was Steve Jobs who designed and brought into production Apple's first Macintosh at a 160,000-square-foot factory located on Warm Springs Boulevard. Today, Tesla leads the way with production of the Model S and Model X. Tesla, however, is more than an automobile manufacturer; it is an innovator of technology, integrating many of its products in the automobiles that it produces here in Fremont.

The City's focus on promoting and assisting advanced manufacturing employers to locate in Fremont has been paying dividends with an abundance of good paying jobs. This, combined with both local and regional transportation investments such as the new Warm Springs/South Fremont BART station, makes Fremont the ideal place to start and/or grow a business. By 2018, BART will be extended to Milpitas and San Jose's Berryessa station. This will be a game changer for mobility in this region, and position Fremont as a regional jobs center.

Fremont is now home to a number of advanced manufacturing companies. Many of them have made significant investments in our community and are likely to continue to do so in the future. Over 40 cleantech firms including the likes of Solar City, Imerys, Delta, Soraa, and, of course, Tesla, reside in Fremont. The City also houses 80+ biotech and medical device companies such as Thermo Fisher Scientific and Boehringer Ingelheim that are researching, developing, and manufacturing products to improve our lives. Lam Research, Seagate, and Western Digital are just a few more of the well-known research, development, and advanced manufacturing companies whose work supports our increasingly digital world.

Select Commercial Activity:*

Silicon Valley Logistics Center on Boyce Rd. at Stewart Ave. [U]

CarMax on Christy St. near Pacific Commons [U]

Bennigan's, Bowl of Heaven, Cream, Ono Hawaiian BBQ, and others at Pacific Commons [C, U]

Delta North America Headquarters Fremont Cushing Pkwy. [C]

Lam Research expansion on Cushing Pkwy. [U]

Subaru on Cushing Pkwy. [R]

Springhill Suites hotel on Fremont Blvd. at Landing Pkwy. [R]

\$500+ million

The estimated amount of private investment in new and existing large scale manufacturing facilities in Fremont over the past two years.

*Legend: [C] Project "Completed" [R] Project "Under Review" [U] Project "Under Construction" or anticipated in 2016

A PROJECT'S EVOLUTION FROM THE GROUND UP

Major development projects evolve as they go through the application process and receive input from the community, staff, and City officials.

NOTE: The review process for each project can vary substantially depending on the type of development and the associated permits that may be needed.

2013 2014

PRE-APPLICATION PHASE

A

N

N

A Preliminary application filed to commence environmental studies (e.g., noise, traffic, etc.) and receive preliminary comments on design.

N Neighborhood Outreach occurs prior to submittal of formal applications but also continues throughout the review process.

PROJECT REVIEW PHASE

B

N

C

D

E

F

G

B Formal application filed based on preliminary city comments, neighborhood input, and environmental studies.

C Revised plans submitted for approval based on more detailed review and comments.

D Draft Environmental Review documents circulated for public and agency comment.

E Review: Recreation Commission/ Art Review Board/Historic Architectural Review Board consider application (as applicable).

F Planning Commission Public Hearing to consider the project or make recommendations to the City Council.

G City Council public hearing and final action on the project.

SITE DEVELOPMENT

H

Process

State law establishes an overall framework for development review — the Permit Streamlining Act.

1 The City refers applications to internal departments and outside agencies for comment. The City also identifies any specific environmental studies (e.g., traffic, noise, etc.) needed to complete the environmental review requirements.

2 In Fremont, the process also requires neighborhood outreach for major projects. Developers must inform neighbors of their projects, answer questions, and be open to considering changes that address potential concerns that may arise from a project. Neighborhood outreach may come in the form of a neighborhood meeting and can also include direct outreach and follow-up on specific matters of interest.

3 Comments from City departments, outside agencies and organizations, technical and environmental studies, and comments from the neighborhood and individual citizens all contribute to the project design. It may take several rounds of review for a developer to achieve regulatory requirements.

4 Once a project has reached a refined stage of design, a public hearing notice will be mailed to property owners and tenants within 300 feet of the project boundaries as well as to anyone requesting notice. At the public hearing, the public is given an opportunity to speak on the project. The hearing officer, board, or commission may ask clarifying questions. Ultimately, the approval body, which is the Planning Commission or City Council, makes a decision to approve or deny a project. In some instances, the approval body may condition or modify a project before taking action.



Cost of Development

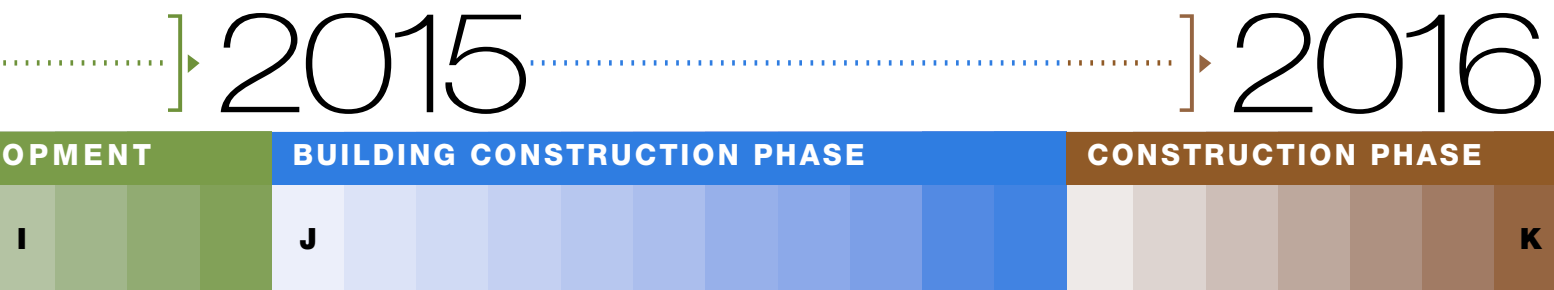
Developers pay the City and School District a variety of one-time fees to mitigate the impacts of their development. They also pay one-time fees for permits, inspections, taxes, and utility connections. The following is an estimate of impact fee costs based on a 2,500-square-foot home with four bedrooms.

**Developers pay approximately
~ \$130,000 in impact fees to build
one 2,500-sq-ft home.**

Amount	Impact Fee Type	Purpose/Use of Fee Revenue
\$ 3,421	Traffic	Traffic improvements
\$ 13,894	Parkland dedication	Used to buy land for parks
\$ 15,608	Park facilities	Used to improve parkland
\$ 56,250	Affordable Housing	Build affordable housing
\$ 3,163	Capital	Public buildings & equipment
\$ 457	Fire	Fire stations and fire apparatus
\$ 14,900	School district	School facilities
\$ 107,693	Subtotal for Impact Fees	

Amount	Other Fees & Charges	Purpose/Use
\$ 6,410	Building permits/inspections	Cost recovery for plan check and inspection services
\$ 2,910	Construction tax	A City revenue source approved by voters
\$ 6,825	Water connection	Buy into the district system; set meter and account
\$ 5,996	Sanitary sewer connection	Buy into the district system; set up account
\$ 129,834	Total per Single Family Home*	

* Land and construction costs and other ancillary fees are not included in this estimate.



H Construction drawings and specifications prepared and submitted for permit.

I Site work, including: grading, retaining walls, perimeter fencing, and installation of utilities and street work commences.

J Final construction plans submitted for approval based on more detailed review and comments.



K Project Completed

The City Staff, Boards, and Commissions each plays a distinct role in the development review process and contributes in unique ways to the quality of projects in Fremont.

City Staff:

Reviews projects for compliance with the City's General Plan, zoning and subdivision ordinances, and design guidelines. Works to improve overall site design, architecture, and interface with surroundings. Conducts environmental review and commissions site-specific studies to inform the project design. Ultimately, City staff is responsible for making recommendations to the approval body for their consideration.

Historic Architectural Review Board:

Reviews projects that involve historic resources to ensure that any alterations are made sensitively and those resources are retained and integrated into new projects. May approve projects for which no other review is required. Otherwise makes recommendations to the approval body.

Recreation Commission:

Reviews projects that propose to incorporate a city park as part of the overall project. Makes recommendations to the approval body.

Art Review Board:

In the Downtown/City Center and Warm Springs Innovation District, new projects are required to incorporate art. The Board assists developers as needed in the selection, placement, or incorporation of publicly viewable but privately-owned artworks. The Board may also make recommendations to the approval body.

Planning Commission:

The Commission's role varies depending on the type of project. For comprehensive plans, like the General Plan and changes to zoning, the Commission recommends action to the City Council. For other actions, such as subdivision maps and conditional use permits, the Commission has approval authority.



VISION

The scoop on our major initiatives



People come to connect, communicate, and celebrate.

Downtown/City Center

- Fremont Bulletin readers cited Downtown as the “Best Thing to Happen to Fremont in 2014-15.”
- The Downtown Community Plan and City Center Community Plan have been adopted.
- The Downtown Community Plan received a regional award “On the Ground, Getting it Done.”
- Fremont’s Downtown received an award from the International Downtown Association for Community Planning and Implementation of the Downtown Plan.
- City received a \$5.8 million regional grant to aid with the following improvements:
 Phase 1: Capitol Avenue Extension between Fremont Boulevard and State Street was completed in October 2015.
 Phase 2: Pedestrian/bike/wayfinding improvements between Downtown and the Fremont BART Station. The improvements are in the design phase and construction is anticipated to start in spring 2016 with completion by end of summer.
- Washington Hospital Garage/BART Police Station under construction.
- Civic Center Master Plan approved in 2014.
 Phase 1: Fremont Downtown Center to begin construction in 2017.
 Phase 2: City Hall to start construction in 2020.
- New tenants such as See’s Candies and Yalla Mediterranean are calling Downtown home.

Learn more at www.Fremont.gov/Downtown.

Warm Springs Innovation District



Warm Springs project rendering

- Warm Springs/South Fremont BART Station opening 2016.
- BART to Milpitas and San Jose (Berryessa) projected to open in 2018. The BART extension will be a vast improvement for many commuters in both directions, providing alternatives to driving and helping to reduce peak commute traffic.
- Companies that have recently expanded in the area include Tesla, Thermo Fisher, Delta, Lam Research as well as others.
- Warm Springs Boulevard between the new BART station and Mission Boulevard is now under construction and will be completed by winter 2016.
- The City has acquired a small parcel at the end of Lopes Court to accommodate a new West Access Bridge and Urban Plaza. The bridge and plaza are expected to be completed in 2018.

Learn more at www.Fremont.gov/WSPlan.

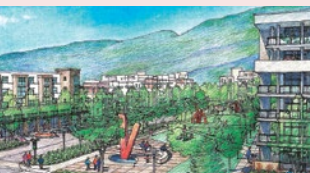
Award-Winning Plan

On October 4, 2015, the City received the statewide Award of Excellence in Urban Design for the Warm Springs/South Fremont Community Plan from the California Chapter of the American Planning Association. The award recognizes the efforts of the City of Fremont and its consultant Perkins+Will for creating a comprehensive urban design plan for the area around the new BART station.





Lennar project rendering



Toll Brothers project rendering



Valley Oak project rendering



Tesla plant



Delta headquarters



LAM Research



Thermo Fisher headquarters



Artist Walk project rendering

Centerville

- The long-awaited project known as Artist Walk is on schedule with groundbreaking expected in early 2016. The project comprises 185 apartments and 28,641 square feet of commercial space along Fremont Boulevard. The project will include spaces for outside dining, a community meeting room and place to display local art, and space to accommodate outdoor street markets.

Additional investment in the Centerville District includes:

- Peralta Crossing — 46 townhomes will replace the former beauty college and vacant lot at Maple Street and Peralta Boulevard.
- Granite Ridge — The City's old corporation yard at Sequoia Road and Paseo Padre Parkway is proposed to be transformed into 76 apartments and 56 townhomes.
- Crown Court — Construction of 27 new condominiums is underway at Central Avenue and Fremont Boulevard.



Peralta Crossing project rendering



Granite Ridge project rendering



Crown Court project rendering

Irvington



Laguna Commons project rendering



Osgood Residences project rendering

- Laguna Commons, an affordable housing project on Fremont Boulevard near Irvington Avenue, is beginning to take shape. This project will provide 64 much-needed affordable units.
- Osgood Residences, 93 condominiums will replace a construction materials yard on Osgood Road near the future Irvington BART Station.
- The Irvington Study Area was formed in early summer 2015 to study and plan for the Irvington BART station area. While this future BART station is several years away, it is funded by the Alameda County Transportation Commission using Measure BB funds approved by the voters in 2014.



Irvington BART Station Study Area

QUESTIONS & ANSWERS



We've pulled together answers to some commonly asked questions by community members. If you have questions not answered here, let us know.

(See the "Contact us" box on the back page.)



Traffic/Transportation

Won't more development mean more traffic?

While all new development will generate traffic, a number of measures are in place to offset or mitigate those impacts.

To start with, all new construction projects contribute to citywide traffic mitigation through payment of a traffic impact fee. The City prioritizes which improvements are put in place through its Capital Improvement Program.

Secondly, larger projects are required to do traffic studies to evaluate site-specific roadway improvements to mitigate the project's localized impacts.

New development is focused, limiting need for individual cars

In the future, most major developments will be near transit or in the Downtown/City Center and Warm Springs Innovation District. These areas are served by BART and better bus transit, reducing the need to own or use a car.

Car Share and other programs will reduce the need to own vehicles

A new Car Share Program (Zipcar) is currently being piloted, with Zipcar vehicles available near the Fremont BART Station and at the Centerville Train Station.

New commercial and multi-family developments must accommodate car share, electric vehicle charging facilities, and bicycle parking facilities. Additionally, employers must implement systems to reduce single occupant vehicle trips.

The City and AC Transit are also working to implement a shuttle system(s) and improved transit availability.

Some relief is on the way

The City has been working on a number of projects to ease congestion. The following are some of the highlights:

- Fremont Boulevard now connects to McCarthy Ranch Road as a result of a development agreement. As a side benefit, Living Spaces has brought a new home furnishing store to our community.
- Fremont Boulevard just south of Cushing Parkway is being improved using developer impact fees.
- Warm Springs Boulevard is being improved from the new BART station to Mission Boulevard using developer impact fees.

- BART will extend to Milpitas and the Berryessa District in San Jose. This will give large portions of the population alternatives to driving on freeways and our local thoroughfares.
- Kato Road will get regional funding to improve capacity and safety.
- Alameda County Transportation Commission (ACTC) is funding a northbound I-680 HOT/Carpool lane. Caltrans anticipates construction to start in February 2018.
- The City will implement an adaptive traffic control system at four signals on Auto Mall Parkway adjacent to Pacific Commons to maximize efficiency of traffic flow along this segment.
- The City will modify existing signals at the following intersections:
 - Auto Mall Parkway and Fremont Boulevard
 - Auto Mall Parkway and Osgood Road/Warm Springs Boulevard
 - Fremont Boulevard and Walnut Avenue

The City has also submitted another 25 transportation improvement projects for regional Measure BB funding to the Alameda County Transportation Commission (ACTC) for its next funding cycle.



Drought

Why do I have to save water when new developments keep being approved?

Indoor water use in new developments is at least 20% more efficient than in developments built as late as 2010 and nearly 44% more efficient than homes built before 1992. Outdoor water usage is also significantly more efficient as a result of the California Water Efficient Landscape Ordinance. Multi-family housing is particularly more efficient than single family housing—much less water is devoted to landscape irrigation.

Before the drought, over 40% of residential water use was attributable to landscape irrigation. New landscapes, by law,

are now much more water-efficient and Bay-friendly. Bay-friendly plantings don't require as much water, avoid need for regular pruning, and use far fewer pesticides. The results are beautiful water-efficient landscapes that are easier to maintain. For a list of resources and links to help you plan your own beautiful water-efficient yard makeover, visit www.Fremont.gov/WaterWiseGarden.

Other initiatives:

The City, itself, is installing a host of energy efficiency and water-saving measures at its facilities to be completed in 2016. The City will implement the recent state water efficiency requirements in all new developments and will look for ways to promote even greater efficiencies and reductions in water usage.



Schools

Does more development mean more students?

Although school enrollment has increased, it is not all attributable to new development. Student growth is partially attributable to the fact that families with school-aged children are moving into existing homes in order to take advantage of Fremont's great schools. In addition, state-mandated classroom size reductions create a significant demand for additional classrooms.

New development pays mitigation fees to the District for new facilities, but this only satisfies part of the impact of new development. The remaining funds are supposed to come from local and statewide bond measures. To date, local bond measures have largely focused on needed maintenance, safety and technology improvements and to a small degree on land acquisition for new facilities. Furthermore, for many years, the state has not issued bonds to cover the remainder of the need, and therein lies the problem. The good news is that a bond measure has finally been authorized for voter consideration on the November 2016 ballot. If this statewide bond measure passes, school districts throughout the state will be able to apply for much-needed funds.

What are the School District, City, and Development Community doing to help?

On November 3, 1998, voters approved Proposition 1A authorizing issuance of state bonds to provide for new school facilities. At the same time, Senate Bill 50 became operative preventing cities from requiring development fees or other exactions in excess of the maximum amounts set by the State. The law further declares that the payment of these development fees is the full and complete mitigation of the impacts of new development on schools and development projects cannot be denied by the City as long as the developer pays the statutory fees.

In the early planning stages for the Warm Springs/South Fremont area, the City worked with the developers and the School District to address the situation given the lack of State bonds and the need for new school facilities. This approach led to a voluntary agreement among three major developers and the School District to fund a new elementary school and provide additional dollars to fund needed junior/senior high school facilities to serve the new units.

The City and School District are continuing to look for other opportunities to facilitate mutually beneficial agreements within the scope of the law.



Benefits of New Development

What other benefits do current residents get as a result of new projects?

- Development of vacant lots can result in filling in existing infrastructure gaps, by making local roadway and sidewalk improvements, sometimes adding bicycle lanes and improving nearby intersections.
- All new residential units contribute to the acquisition of park land and park facility improvements.
- All development contributes fees for expanded facilities such as police and fire stations and community/senior centers.
- New development brings new options for living and working in Fremont. New development stimulates the marketplace to provide new places for people to shop, eat, and recreate.



3300 Capitol Avenue • P.O. Box 5006
Fremont, CA 94537



Stay **in the loop**

Visit Development Activity Website to Learn about a Particular Project

Check out all the useful resources on Fremont’s Development Activity website at www.Fremont.gov/DevelopmentActivity — including a map and table. The **map** provides a snapshot of projects in the city. You can zoom in to see more detail for a given area. The **table** provides more information including: project description, project status, and project statistics. It also provides contact information for both the applicant and the City’s project planner.

Community Conversations: How to Weigh In

This winter, the City will launch several topical forums on Fremont Open City Hall, our online forum, to solicit comments and suggestions on various matters of interest, including: mobility (e.g., traffic and transportation), sustainability (e.g., water and energy), community character/design compatibility, and public safety. The City will also use this forum to solicit comments specific to larger development projects. City planners and decision makers will take these comments into consideration as they review new projects and make recommendations for changes to development rules and regulations. It’s helpful for us to hear your ideas or suggestions for improving a project as well as your thoughts on any policies the City should evaluate.

Sign up on Fremont Open City Hall at www.Fremont.gov/OpenCityHall to be notified when new topics are posted.

Meetings and Email Subscriptions



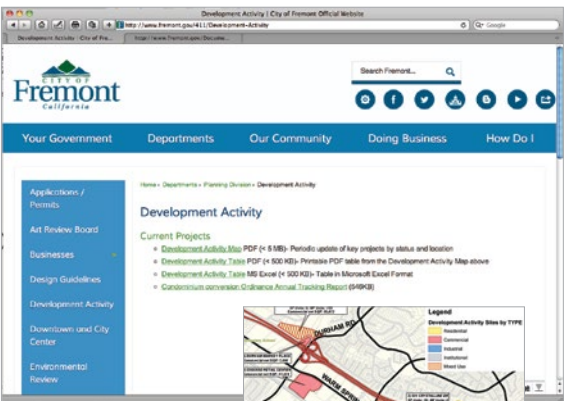
You may also participate at Planning Commission and City Council meetings.



Visit our Agenda Center to view meeting agendas, minutes, and webcasts at www.Fremont.gov/AgendaCenter.



Sign up for news on a particular topic or regularly occurring meeting notification through the City’s eNews subscription service at www.Fremont.gov/eNews.



Warm Springs Innovation District

Contact us

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